

BANK OF MAUSTON,

Plaintiff,

vs.

CALVIN D. WENTLAND and  
ADAMS COUNTY CLERK OF  
CIRCUIT COURT,

Defendants.

**NOTICE OF FORECLOSURE SALE**

Foreclosure of Mortgage 30404

Case No. 16-CV-56

Tax ID No. 008-01760-0000;  
008-01760-0010

**PLEASE TAKE NOTICE** that by virtue of a Judgment of Foreclosure and Sale entered on **May 23, 2016**, in the amount of **\$104,108.72**, the Sheriff or his assignee will sell the described premises at public auction as follows:

**DATE/TIME:** Tuesday, December 6, 2016, at 10:00 o'clock AM

**TERMS:** Pursuant to said judgment, 10% of the successful bid must be paid to the Clerk of Courts Office **at the time of the sale** in cash, cashier's check, money order, or certified funds, payable to the Clerk of Courts Office. **Personal checks cannot and will not be accepted.** The balance of the successful bid must be paid to the Clerk of Courts Office in cash, cashier's check, money order, or certified funds, no later than ten days after the Court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is", is not available for viewing, and subject to all liens, encumbrances, and unpaid real estate taxes.

**PLACE:** Courthouse Steps, 402 Main Street, Friendship, Wisconsin

**DESCRIPTION:** Lots Eighty-four (84) and Eighty-five (85) of Tall Pines, a recorded plat. All being in the Town of Dell Prairie, Adams County, Wisconsin.

TOGETHER WITH an undivided 1/88th fractional interest per lot in the following 2 Parcels. Said interest is conveyable only with title to Lots 84 & 85 are conveyed, intending to make said fractional interest a permanent part of Lots 84 & 85 of Tall Pines:

PARCEL 1: Out Lot One (1) of Tall Pines; LESS AND EXCEPT the following described lands: lying South of the following described lines: Beginning at the Southeasterly corner of Lot 3 and extended South 75° East to the West line of 8th Ave. Beginning at the Southwesterly corner of Lot 10 and extended Westerly in a straight line to the Southeasterly corner of Lot 13. Beginning at the Northwesterly corner of Lot 20 and extended Southwesterly in a straight line to the Southeasterly corner of Lot 25. Beginning at the Northwesterly corner of Lot 31 and extended Southwesterly in a straight line to the Southeasterly corner of Lot 35. Lying East of the following described line: Beginning at the Southwesterly corner of Lot 44 and extended Southerly in a straight line to the Northwesterly corner of Lot 45. And lying North of the following described lines: Beginning at the Southeasterly corner of Lot 55 and

extended Easterly in a straight line to the Southwesterly corner of Lot 58. Beginning at the Southeasterly corner of Lot 65 and extended Easterly in a straight line to the Southwesterly corner of Lot 69. Beginning at the Southeasterly corner of Lot 76 and extended Southeasterly in a straight line to the Southwesterly corner of Lot 80. Beginning at the Southeasterly corner of Lot 87 and extended North 75° East on a straight line to the West line of 8<sup>th</sup> Ave.

PARCEL 2: All those lands, being part of the Out Lot 1 of the Plat of Tall Pines Subdivision located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 14 North, Range 6 East, lying South of the following described lines: Beginning at the Southeasterly corner of Lot 3 and extended South 75° East to the West line of 8th Ave. Beginning at the Southwesterly corner of Lot 10 and extended Westerly in a straight line to the Southeasterly corner of Lot 13. Beginning at the Northwestern corner of Lot 20 and extended Southwesterly in a straight line to the Southeasterly corner of Lot 25. Beginning at the Northwestern corner of Lot 31 and extended Southwesterly in a straight line to the Southeasterly corner of Lot 35. Lying East of the following described line: Beginning at the Southwesterly corner of Lot 44 and extended Southerly in a straight line, to the Northwestern corner of Lot 45. And lying North of the following described lines: Beginning at the Southeasterly corner of Lot 55 and extended Easterly in a straight line to the Southwesterly corner of Lot 58. Beginning at the Southeasterly corner of Lot 65 and extended Easterly in a straight line to the Southwesterly corner of Lot 69. Beginning at the Southeasterly corner of Lot 76 and extended Southeasterly in a straight line to the Southwesterly corner of Lot 80. Beginning at the Southeasterly corner of Lot 87 and extended North 75° East on a straight line to the West line of 8th Ave.

**PROPERTY ADDRESS:** 3698 Juniper Court, Wisconsin Dells, Wisconsin 53965

**ATTORNEY INFORMATION:** Attorney Thomas J. Casey  
Curran, Hollenbeck & Orton, S.C.  
111 Oak Street, P.O. Box 140  
Mauston, Wisconsin 53948-0140  
(608) 847-7363

**/S/ SAMUEL C. WOLLIN**

Samuel C. Wollin, Sheriff of Adams County

Dated this 4 day of November, 2016.

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**Sales are subject to cancellation at any time without notice.**